



## PLANNING BOARD

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
[www.grafton-ma.gov](http://www.grafton-ma.gov)

**NOTICE / AGENDA**  
**REGULAR MEETING & PUBLIC HEARINGS**  
**GRAFTON PLANNING BOARD**  
Conference Room A – Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, June 8, 2015

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7:00 p.m. Regular Meeting

**1. PUBLIC INPUT**

**2. PUBLIC PRESENTATION**

- A. Conway School of Design – Fisherville Site / Mill Villages Park – Draft Interpretive Master Plan Presentation** – Funded in part by a grant from the Blackstone Valley Heritage Corridor, students will present a draft master plan for interpretive sites within the Fisherville Site and Mill Villages Park.

**3. ACTION ITEMS**

- A. Draft Decision - SP 2015-2 Hilltop Self Storage of Grafton, LLC (applicant/owner)**  
– Application for Special Permit/Site Plan approval for construction of an independent storage or parking area and an automobile parking garage for five (5) or more automobiles on property located at 100 Milford Road and shown as Grafton Assessor's Map 133, Lot 1B. Said property is located in an Office & Light Industry (OLI) zoning district.
- B. Draft Decision - SP 2015-3 Hilltop Self Storage of Grafton, LLC (applicant/owner)**  
– Application for Special Permit/Site Plan approval for the installation of rooftop solar panels and an electric generating distribution station on property located at 100 Milford Road and shown as Grafton Assessor's Map 133, Lot 1B. Said property is located in an Office & Light Industry (OLI) zoning district.

**4. Discussion Items**

**5. Staff Report**

**6. Bills**

**7. Minutes of Previous Meetings**

- A. Open Session Minutes of May 18, 2015

**8. Correspondence**

Grafton Planning Board  
Meeting Agenda  
June 8, 2015

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**9. Reports from Planning Board Representatives on Town Committees and CMRPC**

**10. PUBLIC HEARINGS**

- A. (7:30 p.m.) Definitive Plan Approval 2015-5 - "Gristmill Village" Subdivision - Casa Builders and Developers Corp. (Applicant) / Maintanis Realty Trust; William J. & Mary J. Maintanis & Stephen A. Wilson (Owners) - Application for a Definitive Plan Approval pursuant to the Town of Grafton Subdivision Rules and Regulations fix a ten 10 lot conventional subdivision on property located west of Pleasant Street and north of Grist Mill Road, shown as Grafton Assessor's Map 97, Lot 22A & Map 92, Lot 2. Said property is located in a Residential 40 R40 zoning district.**

**11. WORKSHOP – Zoning Amendments for 2015 Fall Annual and 2016 Spring Annual Town Meetings**

**12. EXECUTIVE SESSION**

- **Litigation – Appeal of Special Permit (SP 2014-9) - & Site Plan Approval – Borrego Solar – 79 Old Upton Road**

**13. Any other items which may lawfully come before the Board**

**14. Vote to Extend Duration of Meeting beyond 10:00 p.m. (if necessary)**

**15. Adjournment**